



**Berkeley County**  
**Office of the Planning and Zoning Department**  
**PO Box 6122**  
**Moncks Corner, SC 29461-6120**

There will be a meeting of the BERKELEY COUNTY BOARD OF ZONING APPEALS on: May 17, 2011 at 6:00pm, in the Assembly Room, Berkeley County Office Building, 1003 Highway 52, Moncks Corner, South Carolina.

**MEETING AGENDA**

**ADMINISTRATIVE MATTERS**

1. Reading of Introduction Statement
2. Executive Session for the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege
3. Approval of April 19, 2011 minutes
4. Reports of Board Member *Ex Parte* Communications / Correspondance

**PUBLIC HEARING MATTERS**

**Case Type: Appeal**

**Case Number:** PLAP-4-11-4828  
**Address:** 217 PINECREST Drive  
MONCK'S CORNER, SC 29461  
**Request:** An administrative appeal on a decision by the Zoning Administrator (March 18, 2011.)  
**Project/Subdivision:** <NONE>  
**Zone:** R-2  
**Council District:** C6

**Parcel(s)**  
1960000006

**Case Type: Special Exception**

**Case Number:** PLSX-4-11-4817  
**Address:** 640 PINSON Lane  
MONCK'S CORNER, SC 29461  
**Request:** Request for 250' cell tower. Ordinance requires 150' cell tower.  
**Project/Subdivision:** <NONE>  
**Zone:** F-1  
**Council District:** C8

**Parcel(s)**  
1440001004

**Case Type: Variance**

**Case Number:** PLVA-4-11-4818  
**Address:** 3316 52  
ST STEPHEN, SC 29479  
**Request:** Request for 4.5 and 8.5 side setbacks for a primary residence. Ordinance requires 15' side setbacks.  
**Project/Subdivision:** <NONE>  
**Zone:** F-1  
**Council District:** C7

**Parcel(s)**  
0470001031

**Case Number:** PLVA-4-11-4821  
**Address:** 102 CROSS TIE Court  
SUMMERVILLE, SC 29483  
**Request:** Request for 2' off property line for an accessory structure. Ordinance requires 5' off the property line for an accessory structure.  
**Project/Subdivision:** Tramway  
**Zone:** R-1  
**Council District:** C4

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**Case Number:** PLVA-4-11-4814  
**Address:** 216 CEMBER Way  
SUMMERVILLE, SC 29483  
**Request:** Request for 20' front setback and lot size variance for LI zoning. Ordinance requires 30' front setback and 2 acre lot size.  
**Project/Subdivision:** Hensley Commerce Park  
**Zone:** GC  
**Council District:** C4

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**Case Number:** PLVA-4-11-4822  
**Address:** 444 MAPLEWOOD Road  
MONCKS CORNER, SC 29461  
**Request:** Request for a density variance to have 3 homes on the parcel. Ordinance allows only 2.  
**Project/Subdivision:** <NONE>  
**Zone:** F-1  
**Council District:** C6

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5. **Public Comment Period:** (only for matters that are NOT on this agenda. If your comments relate to any item on the agenda, you must give them during consideration of that item. Each speaker shall be limited to 3 minutes)

6. Adjourn and execution of documents.

Amended: 04/19/2011  
Amended: 04/28/2011

  
Wayland Moody, Chairman